

ATXI has been unsuccessful in obtaining transmission or access easements from Brent and Brooke Bishop. The Bishops own one parcel at issue, located along the Kansas to Sugar Creek segment of the Project in Edgar County, Illinois. This parcel is internally designated as A_ILRP_KS_ED_130_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, the Bishops or their counsel on at least 93 occasions, including 54 emails, 6 letters, 6 in-person meetings, 11 phone calls, and 16 voicemails.

ATXI began attempts to contact the Bishops in September of 2013. After first indicating that he was not interested in meeting to discuss the Project, Mr. Bishop committed to meet after the 2013 holiday season. On January 29, 2014, the land agent assigned to the tract met with the Bishops to discuss the Project and ATXI's initial offer. During that meeting, the Bishops emphasized that they were not concerned about compensation and were prepared to go to court if necessary. On March 12, 2014, however, Mr. Bishop called the land agent to schedule a meeting to discuss ATXI's initial offer, including compensation. The parties met two days later and Mr. Bishop denied survey permission and tendered a general counter-offer seeking approximately 25 times ATXI's compensation offer. The agent rejected that offer and told Mr. Bishop to contact her should he change his mind. Several follow-up conversations over the next year confirmed that Mr. Bishop had not changed course and would not voluntarily execute an option or transmission easement agreement.

On August 12, 2015, ATXI received a letter of representation from Mr. Craig Smith. Please see Section VI of my direct testimony (ATXI Exhibit 2.0) for a discussion of the negotiations with landowners represented by Mr. Smith. As discussed there, negotiations have not progressed since Mr. Smith was hired, and despite his commitment to provide ATXI with

documentation supportive of additional compensation and easement language changes, Mr. Smith has yet to provide any documentation, counteroffer or easement language edits.

ATXI has since met with Mr. Bishop to discuss survey and separate easement access logistics, but has had no substantive negotiations with the Bishops since that time. ATXI has increased its cumulative offer on this tract to reflect certain separate easement access necessary for reasons described in further detail in Mr. Jerry Murbarger's direct testimony (ATXI Exhibit 3.0).

In sum, ATXI is uncertain what issues the Bishops may have with the transmission or access easement agreements. As indicated above, compensation appears to be an issue in that Mr. Bishop previously tendered a counter-offer for the transmission line easement that was substantially higher than ATXI's offer. Negotiations are at a standstill and a voluntary agreement in a timeframe supportive of this line segment's in-service date is unlikely. ATXI therefore requests eminent domain authority over this parcel for both the transmission line and the off-easement access necessary to access it.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 12/23/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter ☐
 - b. Does landowner have any questions regarding letter: ☐

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project ☒
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) CKIBEL CKibel ☒

EXHIBIT "A"

A 2.261 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 11 WEST OF THE 2ND PRINCIPAL MERIDIAN, EDGAR COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO BRENT C. BISHOP AND BROOKE H. BISHOP, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 200700002975 OF THE DEED RECORDS OF EDGAR COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A RED CAP STAMPED "PLS 2845 KNIGHT & ASSOCIATES" FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1029357.43, E:1180350.22;

THENCE NORTH 00 DEGREES 32 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 75.01 FEET TO A POINT FOR CORNER;

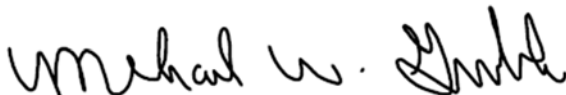
THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 0.96 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 45 MINUTES 45 SECONDS EAST, A DISTANCE OF 1,312.36 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTHWEST 1/4;

THENCE SOUTH 00 DEGREES 38 MINUTES 34 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 75.01 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4, FROM WHICH AN 8-INCH POST FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 89 DEGREES 45 MINUTES 45 SECONDS EAST, A DISTANCE OF 1,306.70 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 45 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,313.46 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 98,504 SQUARE FEET OR 2.261 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 07/28/2015



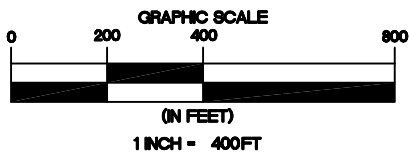
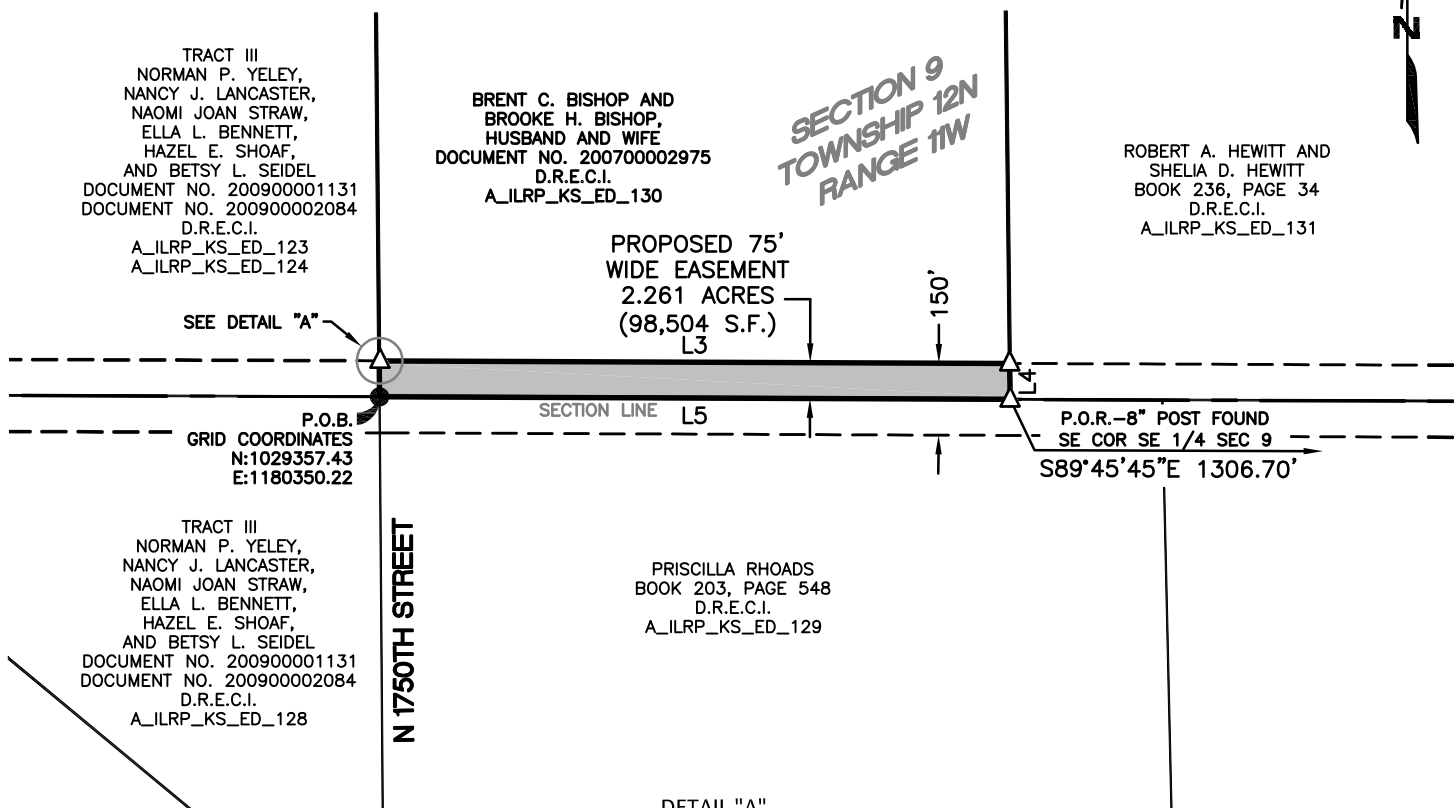
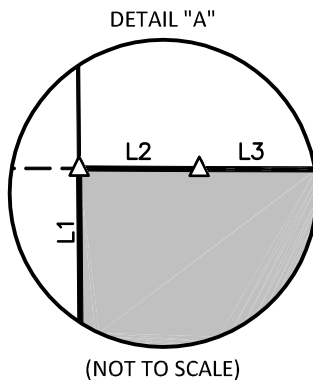


EXHIBIT "A"

ATXI Exhibit 2.3 Part Z
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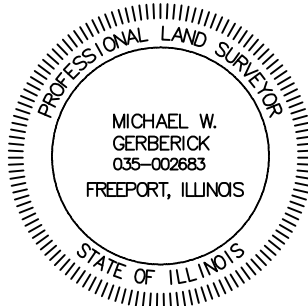


LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°32'03"W	75.01'
L2	S89°48'10"E	0.96'
L3	S89°45'45"E	1312.36'
L4	S00°38'34"E	75.01'
L5	N89°45'45"W	1313.46'



LEGEND

D.R.E.C.I.	DEED RECORDS EDGAR COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
●	5/8" IRON ROD WITH A RED CAP STAMPED "PLS 2845 KNIGHT & ASSOCIATES" FOUND
△	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 07/28/2015
SCALE: 1"=400'
TRACT ID: A_ILRP_KS_ED_130
DRAWN BY: JDM



150' TRANSMISSION
LINE EASEMENT
SUGAR CREEK TO KANSAS
SECTION 9, TOWNSHIP 12 NORTH, RANGE 11 WEST
OF THE 2ND PRINCIPAL MERIDIAN
EDGAR COUNTY, ILLINOIS

EXHIBIT "A"

A 1.032 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 11 WEST OF THE 2ND PRINCIPAL MERIDIAN, EDGAR COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEEDS TO BRENT C. BISHOP AND BROOKE H. BISHOP, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 200700002975 AND DOCUMENT NO. 200700002976 OF THE DEED RECORDS OF EDGAR COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAGNAIL FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1030673.75, E:1180337.95;

THENCE SOUTH 89 DEGREES 44 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1,284.44 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 28 MINUTES 59 SECONDS, A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 04 MINUTES 26 SECONDS EAST, 32.62 FEET;

THENCE SOUTHEASTERLY, LEAVING SAID NORTH LINE AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.68 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTHWEST 1/4;

THENCE SOUTH 00 DEGREES 38 MINUTES 34 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 111.80 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89 DEGREES 12 MINUTES 23 SECONDS, A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45 DEGREES 14 MINUTES 45 SECONDS WEST, 140.44 FEET, FROM WHICH AN 8-INCH POST FOUND AT THE SOUTHEAST CORNER OF SAID SECTION BEARS SOUTH 47 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 1,777.93 FEET;

THENCE NORTHWESTERLY, LEAVING SAID EAST LINE AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 155.69 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 50 MINUTES 57 SECONDS WEST, A DISTANCE OF 1,212.38 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID SOUTHWEST 1/4;

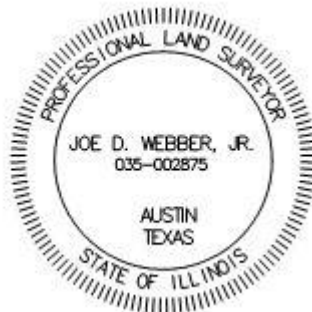
THENCE NORTH 00 DEGREES 32 MINUTES 03 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 34.06 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 44,974 SQUARE FEET OR 1.032 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



JOE D. WEBBER, JR.
PROFESSIONAL LAND SURVEYOR
NO. 035-002875, STATE OF ILLINOIS
SURVEYING AND MAPPING, LLC
PROFESSIONAL DESIGN FIRM

DATE: 02/02/2016



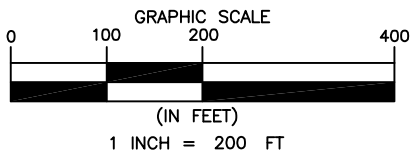


EXHIBIT "A"

ATXI Exhibit 2.3 Part Z
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N 1750TH STREET

TRACT III
NORMAN P. YELEY,
NANCY J. LANCASTER,
NAOMI JOAN STRAW,
ELLA L. BENNETT,
HAZEL E. SHOAF,
AND BETSY L. SEIDEL
DOCUMENT NO. 200900001131
DOCUMENT NO. 200900002084
D.R.E.C.I.
A_ILRP_KS_ED_123
A_ILRP_KS_ED_124

ROBERT A. HEWITT AND
SHELIA D. HEWITT
BOOK 236, PAGE 34
D.R.E.C.I.
A_ILRP_KS_ED_131

P.O.B.
GRID COORDINATES
N:1030673.75
E:1180337.95

BRENT C. BISHOP AND
BROOKE H. BISHOP,
HUSBAND AND WIFE
DOCUMENT NO. 200700002976
D.R.E.C.I.
A_ILRP_KS_ED_130

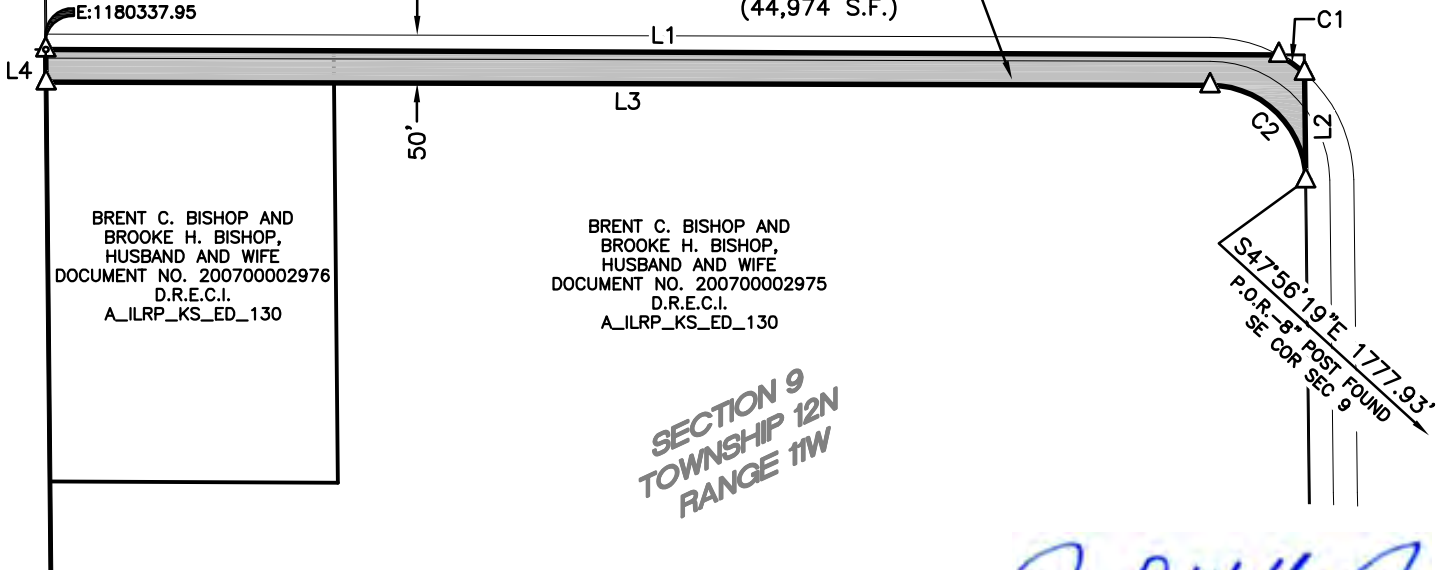
BRENT C. BISHOP AND
BROOKE H. BISHOP,
HUSBAND AND WIFE
DOCUMENT NO. 200700002975
D.R.E.C.I.
A_ILRP_KS_ED_130

SECTION 9
TOWNSHIP 12N
RANGE 11W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°44'51"E	1284.44'
L2	S00°38'34"E	111.80'
L3	N89°50'57"W	1212.38'
L4	N00°32'03"W	34.06'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	12°28'59"	150.00'	32.68'	S55°04'26"E	32.62'
C2	89°12'23"	100.00'	155.69'	N45°14'45"W	140.44'

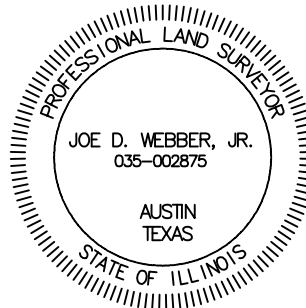
PROPOSED VARIABLE
WIDTH ACCESS
ROAD EASEMENT
1.032 ACRES
(44,974 S.F.)



S47°56'19"E 1777.93'
P.O.R. - 8" POST FOUND
SE COR SEC 9

LEGEND

- | | |
|------------|------------------------------|
| D.R.E.C.I. | DEED RECORDS |
| P.O.B. | POINT OF BEGINNING |
| P.O.R. | POINT OF REFERENCE |
| | MAGNAIL FOUND |
| | CALCULATED POINT |
| --- | SECTION LINE |
| --- | SUBJECT PROPERTY LINE |
| --- | PROPERTY LINE |
| --- | PROPOSED EASEMENT CENTERLINE |
| --- | PROPOSED EASEMENT |



Joe D. Webber Jr.

JOE D. WEBBER, JR.
PROFESSIONAL LAND SURVEYOR
NO. 035-002875 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

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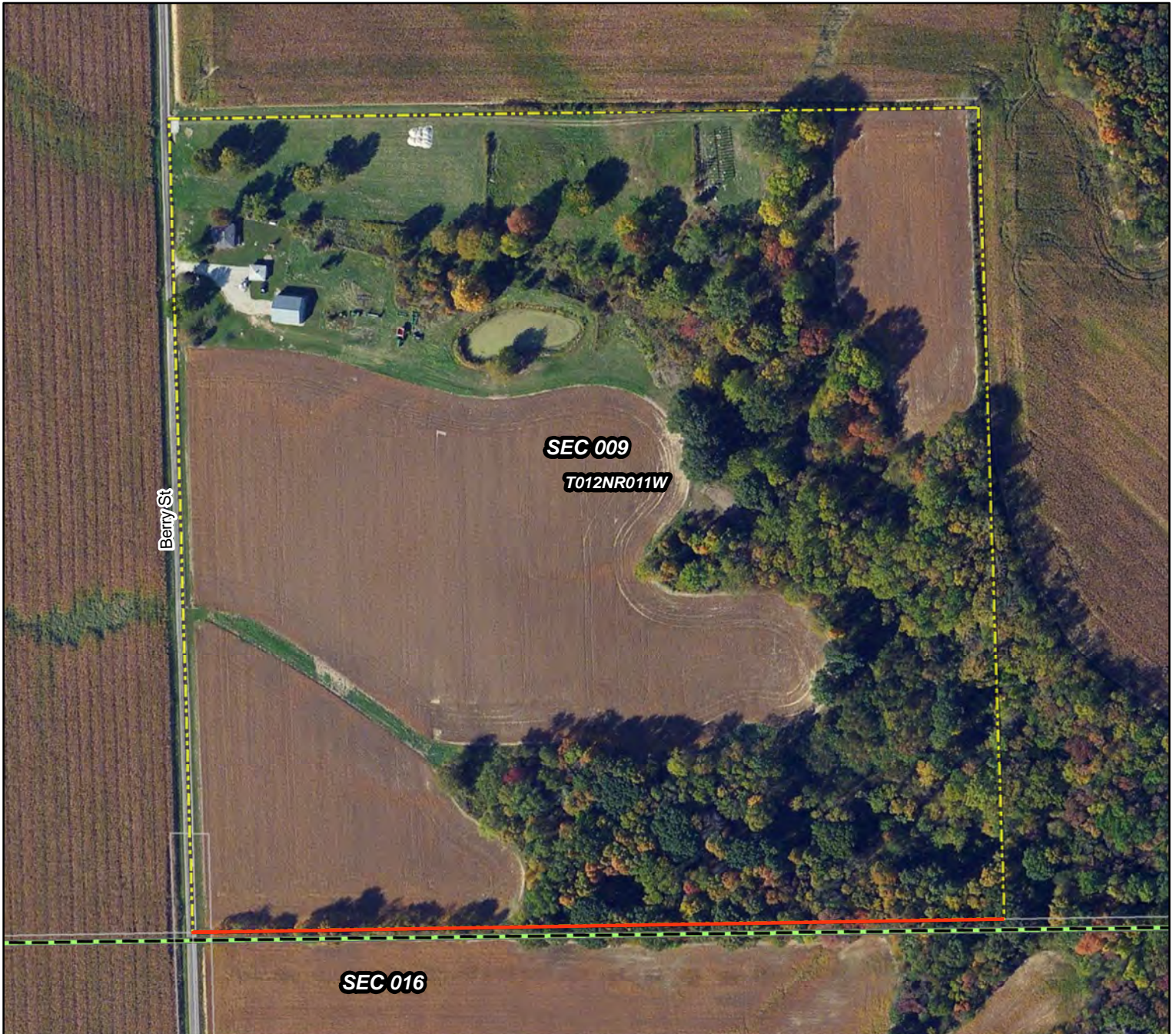
SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/02/2016
SCALE: 1"=200'
TRACT ID: A_ILRP_KS_ED_130
DRAWN BY: SBJ



50' ACCESS ROAD
EASEMENT
SUGAR CREEK TO KANSAS
SECTION 9, TOWNSHIP 12 NORTH, RANGE 11 WEST
OF THE 2ND PRINCIPAL MERIDIAN
EDGAR COUNTY, ILLINOIS

Tax Id: 04-24-09-400-001



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



- Routes
- Tracts
- Adjacent Tracts
- Section Boundary

0 80 160 320 480 Feet

Brent C. Bishop

Tract No.:A_ILRP_KS_ED_130

Date: 11/17/2015